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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF LABOUR

(LABOUR BRANCH)

NOTIFICATION

The 21st May, 2025

No. Labour-Lab0FAFR/6/224-2L/355.- The Governor of Punjab is pleased to notify the following provisions regarding the scrutiny of building plans under the **PRTPD Act, 1995** and The Factories Act, 1948 for industrial sites and projects.

I. For the sites which fall outside the areas of Municipal Committees & Municipal Corporation and allocated/auctioned industrial sites/plots falling in approved industrial projects of department of Housing and Urban Development:

(a) Submission of Building Plan

The Building Plan under the Building Bye-Laws will have to be submitted by applicant duly certified by a competent architect as regards it being in conformity with all the provisions of PRTPD Act 1995 and Rules thereunder and applicable Bye-Laws. The certifying Architect must be registered with Council of Architecture, India with valid membership as prescribed under the Architects Act, 1972. Further the architect certifying the application as per above shall be an architect who is empanelled with the Department of Housing and Urban Development and also the Department of Factories, Punjab, as per the norms/criteria laid down by the respective Departments.

(b) Scrutiny by the Labour Department

This Building Plan will be scrutinized by the Labour Department only for the following aspects in accordance with the PRTPD Act 1995 & Rules.

- (i) Conformity to the land use/master plan
- (ii) Ground coverage
- (iii) Set backs/Fire Tender movement
- (iv) Amenity open space
- (v) Tree Plantation Area

- (vi) Overall height of the building
- (vii) Parking Spaces
- (viii) Gate width and position
- (ix) Clearance zone along HT lines
- (x) No Construction Zone and Green Buffer along railway lines and water channels/water bodies.
- (xi) Width of the road on which the site is situated and consent/undertaking to allow widening of the road as per notification No. 6515-41/CTP(Pb)/SP-135, dated 18.10.2018 of the Housing Department and the set back as per this undertaking (wherever applicable).
- (xii) That the Building is not located in any prohibited Area under any of these Acts namely; Defence Act 1903; The Ancient Monuments and Archeological Sites and Remains Act, 1958; Eco Sensitive Zone declared under the Wildlife (protection) Act, 1972; Land under PLPA; or located within any prohibited area under any other Acts of the State and the Central Government.
- (xiii) That the applications of Building Plans of Buildings built over land belongings to State/ Central/ Government/Public Undertaking/Waqf Board etc. are not considered without consent of the concerned department.
- (xiv) That the Applicant has also submitted along with the Building Plan, the Provisional Fire safety Certificate as provided in the Punjab Fire safety and Emergency Services Act 2024. The final fire safety Certificate is mandatory before the issue of completion Certificate.
- (xv) That the building plan conforms to requirements of the handicapped.
- (xvi) The responsibility of ensuring that the Building Plan being submitted is in conformity with the Building Bye-Laws under PRTPD Act 1995 and rules thereof in all other aspects will be on the Architect. The certificate of the architect submitted along with the building plan as per para (a) above will have a declaration to this effect.

(c) Inspection of Construction & taking Corrective Action

The competent authority or any other person authorized by him reserves the right to check the building plans and construction at any stage and violations (except compoundable ones), if found, shall have to be rectified by the owner or applicant. In case the owner or applicant fails to rectify the violations, the competent authority may take necessary steps to remove the violations at the risk and cost of owner/applicant and action shall also be taken against the defaulting Architect by penalizing him in accordance with Rules/Terms and Conditions of Empanelment. Further action may be taken against the defaulting Architect by referring the case to the Council of Architecture regarding misconduct and for debarring or black listing the Architect from doing all practice, especially for the Departments of the State Government or Authorities. All rectifications shall be at the risk and cost of the owner and no plea of the owner or applicant shall be entertained for any default committed by the Architect engaged by him.

II. Other Requirements as per the Factories Act

All other aspects as per requirement of the Factories Act and Rules thereunder shall be scrutinized at the level of the Department and it includes provisions regarding convenience and safety of workers and public health requirements.

This notification is issued with the approval of the competent authority in pursuance to the approval of the council of Ministers as conveyed by the Department of General Administration, Cabinet Branch vide its letter no. 2342-2348, Dated 24.04.2025.

Sd/-

MANVESH SINGH SIDHU, IAS

Secretary to Government of Punjab

Department of Labour

Chandigarh

The 21st May, 2025

3423/6-2025/Pb. Govt. Press, S.A.S. Nagar